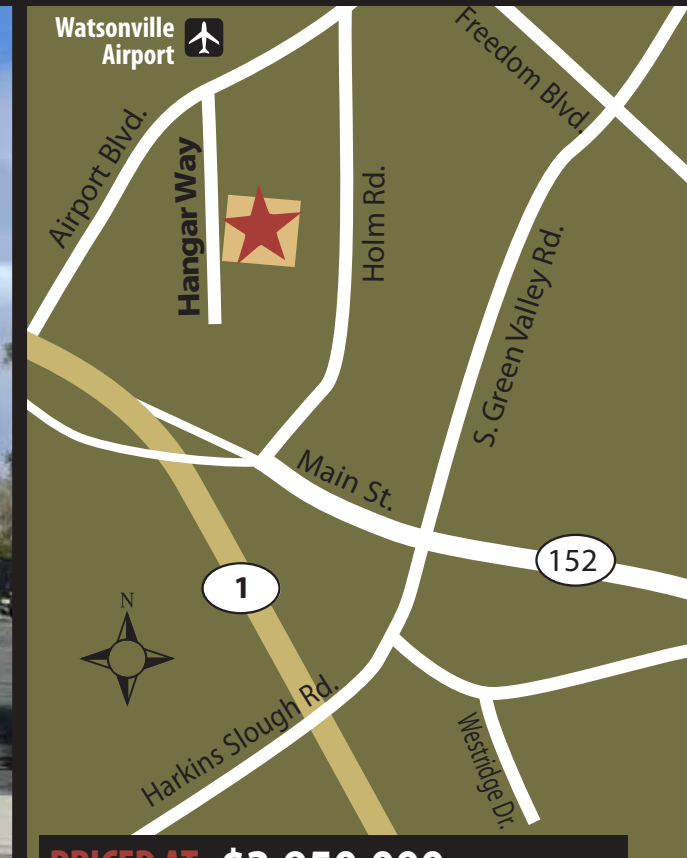


FOR SALE

Owner/User Opportunity in South County

89 Hangar Way • Watsonville CA



PRICED AT: \$3,950,000 (±\$218/S.F.)



Sherman & Boone

COMMERCIAL REAL ESTATE

For More Information Contact:

Gregg Walsh, SIOR

831.464.5011

831.252.2585 Cell

gsw200@aol.com

DRE# 01013102

Jason Hdez

831.464.5022

831.252.4929 Cell

JH@shermanandboone.com

DRE# 02227792

- ± 18,092 S.F.
- Priced Well Below Replacement Cost
- Strong Upside Potential
- Fully Improved, High Quality, Single Story Manufacturing/ Distribution Facility
- Strategic HUB Location for Entire Monterey Bay Area
- Located in Prominent Light Industrial Area
- Close Access to Highways 1, 29, and 152

shermanandboone.com 1260 41st AVE SUITE 0 CAPITOLA CA 95010

CONFIDENTIALITY & DISCLAIMER 89 Hangar Way • Watsonville CA

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**PROPERTY WALK THROUGHS ARE TO BE CONDUCTED BY APPOINTMENT ONLY.
PLEASE CONTACT GREGG WALSH OR JASON HDEZ FOR ADDITIONAL INFORMATION.**



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PROPERTY SUMMARY

89 Hangar Way • Watsonville CA



PROPERTY SUMMARY

SQUARE FOOTAGE: ± 18,092 S.F.

LAND AREA: 44,954 S.F.

OCCUPANCY: 100% Leased and Occupied by Orion Telescope (Expiration Date: 5/2025)

PARKING: 37 Spaces (Asphalt Pavement at Grade)

CONSTRUCTION DATE: 1984

FOUNDATION: Concrete Slab-On-Grade

EXTERIOR WALLS: Reinforced Concrete/Tilt-Up Construction

ROOF: Low Slope Pitched Built-Up System

CLEAR CEILING HEIGHT: ± 18'

HEATING/COOLING: HVAC Package Units

FIRE PROTECTION: Sprinkler (Wet)

LOADING: 2 Grade Doors

IT: Fiber Optic/Dedicated HVAC

POWER: 800 Amps, 3 Phase @ 208 V

FAR: ± 40%



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AERIAL MAP 89 Hangar Way • Watsonville CA



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